

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Tanuku Municipality – Certain variation in the Master Plan - Change of land use from Public Open Space use zone to Residential use zone in R.S.Nos.201/3A, 3C, 4A(Part) and 201/5B (part) in Tanuku Municipality to an extent of Ac.1.371 cents - Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.680

Dated the 26th September, 2008.

Read the following:-

1. G.O.Ms.No.480 MA., dated 19.9.2000.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.8060/2006/R, dated 11.5.2007.
3. Government Memo. No.9745/H1/2007-1, Municipal Administration and Urban Development Department, dated 31.5.2007.
4. From the Commissioner, Tanuku Municipality, Letter Roc.No.2332/2202/G1, dated 3.7.2007.
5. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.8060/2006/R, dated 17.8.2007.
6. Government Memo. No.9745/H1/2007-2, Municipal Administration and Urban Development Department, dated 5.5.2008.
7. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.8060/2006/R, dated 23.7.2008.
8. Government Memo. No.9745/H1/2007-3, Municipal Administration and Urban Development Department, dated 19.8.2008.
9. From the Commissioner of Printing, A.P., Exordinary Gazette No.482, Part-I, dated 21.8.2008.

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ORDER:

The draft variation to the Tanuku General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 480 MA., dated 19.9.2000 was issued in Government Memo. No. 9745/H1/2007-3, Municipal Administration and Urban Development Department, dated 19.8.2008 and published in the Extraordinary issue of A.P. Gazette No. 482, Part-I, dated 21.8.2008. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 23.7.2008 has stated that the Municipal Commissioner, Tanuku Municipality has informed that the applicant has paid an amount of Rs.22,194/- (Rupees twenty two thousand one hundred and ninety four only) towards development / conversion charges as per G.O.Ms.No.158 MA., dated 22.3.1996 for the proposed change of land use. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.**

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry, East Godavari District.
The Municipal Commissioner, Tanuku Municipality, West Godavari District.

Copy to:

The individual through the Municipal Commissioner, Tanuku Municipality, West Godavari District.
The District Collector, West Godavari District, Eluru.
The Private Secretary to Minister for MA&UD.

SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

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**APPENDIX
NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Tanuku Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 482, Part-I, dated 21.8.2008 as required by clause (b) of the said section.

VARIATION

The site in R.S.Nos.201/3A, 3C, 4A(Part) and 201/5B (part) in Tanuku Municipality to an extent of Ac.1.371 cents, the boundaries of which are as shown in the schedule below and which is earmarked for Public Open Space use zone in the General Town Planning Scheme (Master Plan) of Tanuku Town sanctioned in G.O.Ms.No.480 MA., dated 19.9.2000 is designated for Residential use zone by variation of change of land use as marked "A, B & C" as shown in the revised part proposed land use map GTP No.21/2008/R which is available in Municipal Office, Tanuku Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall handover the affected portion of site to an extent of 308.78 Sq.Mtrs. to the Tanuku Municipality to widen the existing 90 feet wide road to 100 feet as per Master Plan through registered gift deed free of cost.
8. The applicant shall take prior approval from the competent authority before taking up the development work.
9. The applicant shall maintain 30 feet wide Buffer Zone for the site marked as B & C in the revised part proposed land use map from the existing canal boundary.

**SCHEDULE OF BOUNDARIES FOR THE SITE MARKED AS A, B AND C
IN THE REVISED PART PROPOSED LAND USE MAP**

	FOR SITE "A"	FOR SITE "B"	FOR SITE "C"
NORTH	Old G&V Canal (now it is closed)	Existing 90 feet wide road to be widened to 100 feet wide as per Master Plan.	Existing 90 feet wide road to be widened to 100 feet wide as per Master Plan.
EAST	R.S.No.201/1	R.S.No.202	R.S.No.201/3C (P) and 201/4A(P)
SOUTH	Existing 90 feet wide road to be widened to 100 feet wide as per Master Plan.	R.S.No.201/4A (P), New G&V Canal.	R.S.No.201/4B (P), New G&V Canal.
WEST	R.S.No.200	R.S.Nos.201/3C(P) and 201/4A(P)	Existing 90 feet wide road to be widened to 100 feet wide as per Master Plan.

**Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.**

SECTION OFFICER